



**Zoning & Platting Commission  
September 18, 2012 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701**

**AGENDA**

Betty Baker – Chair  
Cynthia Banks – Assist. Secretary  
Sean Compton  
Jason Meeker

Gabriel Rojas  
Patricia Seeger – Vice-Chair  
1 Vacancy

**EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from September 4, 2012.

## C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2012-0095 - Anderson Mill @ Pond Springs Road**  
Location: 13427 Pond Springs Road, Lake Creek Watershed  
Owner/Applicant: Furrow North Properties, Ltd. (John Lewis, President)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: GR to CS  
Staff Rec.: **Recommendation of CS-CO**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department
  
- 2. Zoning:** **C14-2012-0099 - Myers Zoning Change**  
Location: 6810 McNeil Drive, Rattan Creek Watershed  
Owner/Applicant: Connie and Cheryl Myers  
Agent: Shane Myers  
Request: I-SF-2 to CS  
Staff Rec.: **Recommendation of LR-CO**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department
  
- 3. Rezoning:** **C14-2012-0088 - Pannier 1.4**  
Location: 8721 Manchaca Road, South Boggy Creek; Slaughter Creek Watershed  
Owner/Applicant: Pannier 2007, Ltd. (John P. Cummings)  
Agent: Jim Bennett Consulting (Jim Bennett)  
Request: LR-CO to GO-CO  
Staff Rec.: **Recommendation of GO-CO**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov  
Planning and Development Review Department
  
- 4. Rezoning:** **C14-2012-0090 - Freedom Park**  
Location: 624 Ralph Ablanado Drive, Slaughter Creek Watershed  
Owner/Applicant: Robin L. and Barry D. Wurzel  
Agent: Jackson Walker L.L.P. (Katherine P. Loayza)  
Request: DR to IP  
Staff Rec.: **Recommendation of IP-CO**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov  
Planning and Development Review Department

5. **Final out of Preliminary:** **C8-2011-0154.1A.SH - Thornbury II, Section Two**  
 Location: Blue Goose Road, Decker Creek Watershed  
 Owner/Applicant: Travis Blue Goose, LTD. (Brian Saathoff)  
 Agent: Lakeside Engineers (Chris Ruiz)  
 Request: Approve a final plat out of an approved preliminary plan for 62 lots on 19.424 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov  
 Planning and Development Review Department
6. **Final Plat/ Resubdivision:** **C8J-2012-0133.0A - Lot 33 and East Half of Lot 34, Block B, Rio Robles, Section Two; Resubdivision**  
 Location: 1904 Lauranne Lane, Lake Austin Watershed  
 Owner/Applicant: Dominick Bartolotta  
 Agent: The Moore Group (Michael Moore)  
 Request: Approval of Lot 33 and East Half of Lot 34, Block B, Rio Robles, Section Two; Resubdivision composed of 3 lots on 6.92 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
7. **Preliminary Plan:** **C8J-2012-0134 - Braker Valley**  
 Location: 11317 Cameron Road, Walnut Creek / Harris Branch Watersheds  
 Owner/Applicant: The Don L. & Muriel A. Landford Living Trust (Bob Lanford) (Evan Williams)  
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)  
 Request: Approval of Braker Valley composed of 428 lots on 164.05 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
8. **Final Plat:** **C8J-2012-0135.0A - Steiner Ranch MU-II Final Plat**  
 Location: 4200 Steiner Ranch Boulevard, Lake Austin Watershed  
 Owner/Applicant: Taylor Woodrow Communities/Steiner Ranch, LTD (Adib Khoury)  
 Agent: Sarah Crocker Consultants (Sarah Crocker)  
 Request: Approval of the Steiner Ranch MU-II Final Plat composed of 1 lot on 24.39 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 9. Final Plat/with Preliminary:** **C8-07-0043.02.1A - Avery Station Section II B**  
 Location: 10239 Lakeline Boulevard, South Brushy Creek Watershed  
 Owner/Applicant: Northwoods Avery Ranch LLC (Gary L. Newman)  
 Agent: Bury + Partners (Jonathan Fleming)  
 Request: Approval of Avery Station Section II B composed of 97 lots on 21.827 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 10. Final Plat/Resubdivision:** **C8-2012-0138.0A - Lots 1, 2, 4 & 5 Block A Juniper @ Olive Subdivision & North 1/2 Outlot 55 Division B**  
 Location: Olive Street, Waller Creek Watershed  
 Owner/Applicant: Marcellus Sapenter/A.H.F.C. (Javier Delgado)  
 Agent: J33S Consulting Engineering (Juanita Benitez)  
 Request: Approval of Lots 1, 2, 4 & 5 Block A Juniper @ Olive Subdivision & the North 1/2 Outlot 55 Division B composed of 4 lots of on 0.288 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 11. Preliminary Plan:** **C8-2012-0130 - Revised Springfield Section 2, 3, 4, 5, 10 & 11 Preliminary Plan (Withdrawal and Resubmittal of C8-2011-0108)**  
 Location: East William Cannon Drive, Onion Creek / Cottonmouth Creek / Marble Creek Watersheds  
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)  
 Agent: Pape-Dawson Engineers, Inc.(Dustin Goss)  
 Request: Approval of the Revised Springfield Section 2, 3, 4, 5, 10 & 11 Preliminary Plan (Withdrawal and Resubmittal of C8-2011-0108) composed of 403 lots on 150.66 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

## **D. NEW BUSINESS**

## **E. ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning &

Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.